088.0	0001	0027.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 671,500 / 671,500
					USE VALUE: 671,500 / 671,500
					ASSESSED: 671,500 / 671,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ASOOR ALOK B
Owner 2:	VARADARAJAN MALINI
Owner 3:	
Street 1:	50 WOODSIDE LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAMHENE MAHIEDDINE -
Owner 2:	LAMHENE BEATRICE -
Street 1:	50 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Aluminum Exterior and 1504 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	225,200	1,100	445,200	671,500
Total Card	0.165	225,200	1,100	445,200	671,500
Total Parcel	0.165	225,200	1,100	445,200	671,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.48 | /Parcel: 446.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 55683
GIS Ref:
GIS Ref:
Insp Date: 11/08/18

!7146!

PREVIOUS ASSESSMENT

Parcel ID: 088.0-0001-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	181,000	1100	7,200.	445,200	627,300	627,300	Year End Roll	12/18/2019
2019	101	FV	142,500	1100	7,200.	451,600	595,200	595,200	Year End Roll	1/3/2019
2018	101	FV	142,500	1100	7,200.	337,100	480,700	480,700	Year End Roll	12/20/2017
2017	101	FV	142,500	1100	7,200.	305,300	448,900	448,900	Year End Roll	1/3/2017
2016	101	FV	142,500	1100	7,200.	292,600	436,200	436,200	Year End	1/4/2016
2015	101	FV	141,800	1100	7,200.	248,000	390,900	390,900	Year End Roll	12/11/2014
2014	101	FV	141,800	1100	7,200.	235,300	378,200	378,200	Year End Roll	12/16/2013
2013	101	FV	141,800	1100	7,200.	223,900	366,800	366,800		12/13/2012

PRINT

Date	Time
12/10/20	21:49:19

LAST REV

Date	Time
07/13/20	09:23:45

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7146

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAMHENE MAHIEDD	70102-436		10/19/2017		595,000	No	No		
JOHNSTON NANCY	37515-98		12/13/2002		275,000	No	No		
	21604-505		12/1/1991		25,000	No	No		F

USER DEFINED

Prior Id # 1:	55683
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2019	959	Addition	47,500	O				
9/18/2018	1357	Redo Kit	12,500	C				
11/3/2015	1693	New Wind	2,999					
11/1/1997	656	Manual	20,000					REPAIR FIRE DAMAGE
9/16/1997	551	Manual	4,000					TEMP MOBILE HOME

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	BS	Barbara S
5/1/2018	Mail Update	MM	Mary M
12/10/2008	Meas/Inspect	189	PATRIOT
3/16/2003	MLS	MM	Mary M
5/17/2000	Entry Denied	276	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	277	PATRIOT
8/5/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	70.	0.88	5									445,198						445,200	

Total AC/HA: 0.16529 | Total SF/SM: 7200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 445,198 | Spl Credit | Total: 445,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.25904870
Const Adj.:	0.97010303
Adj $ / SQ:	116.034
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	276667
Depreciation:	51460
Depreciated Total:	225207

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

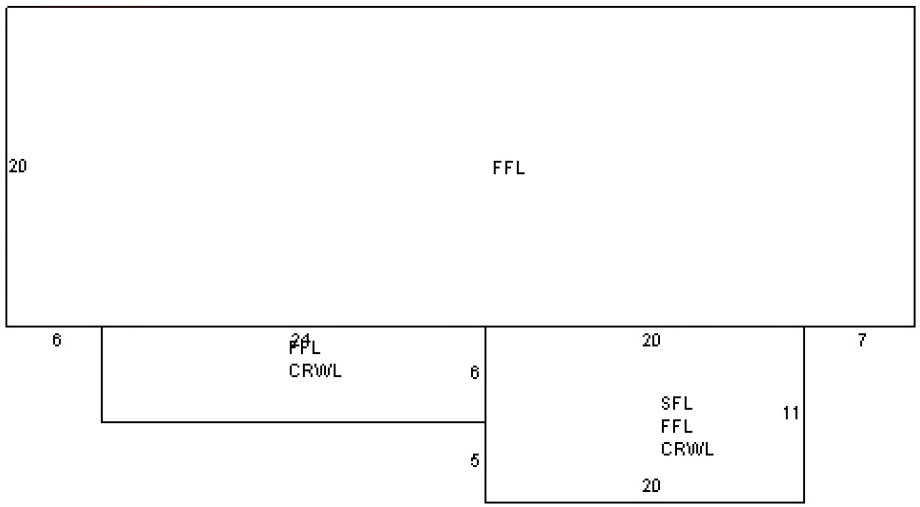
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	116.03
Special Features:	0	Val/Su Net:	107.85
Final Total:	225200	Val/Su SzAd	130.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,504	116.030	174,515
CRWL	Crawl Space	364	17.410	6,335
SFL	Second Floor	220	69.620	15,316

Net Sketched Area:	2,088			Total:	196,166
Size Ad	1724	Gross Are	2088	FinArea	1504

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	UNF	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0001-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8X12	A	AV	1960	8.08	T	40	101			500			500
19	Patio	D	Y	1	14X14	A	AV	1980	4.16	T	31.2	101			600			600

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100